STAFF: T. MOREIRA & R. NORRIS
PW: JOCELYN LAROCQUE

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, MARCH 5, 2012
McBRIEN ADMINISTRATION BUILDING
ROOM 107
PINE & ESCOBAR STREETS
MARTINEZ, CA

*****1:30 P.M.*****

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS: NONE

2. DETERMINATION OF EASEMENT RIGHTS: NONE

MINOR SUBDIVISION: PUBLIC HEARING

CONTINUED TO MARCH 19, 2012, TO ALLOW THE PROJECT TO BE NOTICED AGAIN.

3. EDWARD BOTTORFF (Applicant & Owner), County File #MS10-0001: The applicant seeks approval of a minor subdivision to subdivide 0.92-acre parcel into two lots resulting in a 15,000 square foot lot – Parcel A and 25,100 square foot lot – Parcel B. The proposed project includes request for variances to the following: (1) 12-foot secondary front yard setback (where 15 feet is required) for the existing residence on Parcel A; (2) 16-foot front yard setback (where 20 feet is required) for the construction of a retaining wall over 3 feet tall on Parcel B; (3) 6-foot side yard setback (where 15 feet is required) for the construction of a retaining over 3 feet tall on Parcel B; and (4) 8-foot side yard setback (where 10 feet is required) for the construction of a retaining wall over 3 feet tall on Parcel B. The project also includes a request to remove four (4) trees and to work within the drip line of two (2) trees. The project will also be placed in the CFD-2010-1 (Countywide Street Lighting). The subject property is located at 1568 Springbrook Road in the unincorporated area of Walnut Creek. (R-15) (Zoning Map: N-13) (CT: 3400.01) (Parcel #177-160-009) J RC

LAND USE PERMIT: PUBLIC HEARING

APPROVED ON CONSENT WITH A MODIFICATION TO THE FIRST FINDING OF APPROVAL.

4. TIM RASH (Applicant) - BOB & JILL CORKERN (Owners), County File #LP11-2064: This is a request for a Land Use Permit to expand an existing legal non-conforming use by converting approximately 435 square feet of the first floor garage of an existing 1,900-square-foot, two-story auxiliary residence to conditioned living space. The subject property is located at 1789 Calle Arroyo in the Diablo area. (Parcel #195-180-037) GK

LAND USE PERMIT: PUBLIC HEARING

THE ZONING ADMINISTRATOR OPENED THE HEARING, ACCEPTED TESTIMONY, AND CONTINUED THE OPEN HEARING TO MARCH 19, 2012.

5. Philip WootTOn (Applicant) – Darlene Jarvis (Owner), County File #LP11-2042: The applicant is requesting approval of a land use permit to establish a family member mobile home. The subject property is located at 6900 Armstrong Road, in the unincorporated Byron area. (A-2) (GP: AL) (Zoning Atlas: S-27, T-27, S-28, T-28) (CT: 3040) (Parcel #001-011-027 and 001-011-028). CL

LAND USE PERMIT: PUBLIC HEARING

APPROVED THE ITEM ON CONSENT WITH MODIFICATIONS TO COAS 4 AND 8.

6. AMERICAN TOWER CORPORATION (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP09-2075: The applicant requests approval of a land use permit to allow the addition of 12 panel antennas, seven (7) whip Antennas, three (3) two (2) foot diameter microwave antennas, and three (3) three (3) foot diameter microwave antennas on an existing 200-foot communications tower. The project also includes the installation of one (1) GPS antenna on an existing building, the installation of one (1) equipment cabinet in an existing building, and the construction of a 8 by 10 foot equipment pad to accommodate two (2) equipment cabinets over a previously disturbed area. The subject

property is a 640-acre parcel located approximately one half-mile north of the Alameda County Line. The site is most easily accessed from the Las Trampas Regional Preserve in the San Ramon area of the County, where visitors may reach the facility on top of the peak by following the trail from the parking lot west for roughly one (1) mile. (A-2) (GP: WS) (CT: 3452.01) (Parcel #258-310-007) RJN

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED THE ITEM ON CONSENT AS RECOMMENDED BY STAFF.

7. THE LYLE COMPANY AS AGENT FOR AT&T MOBILITY (Applicant) - J.B. POTTS (Owner), County File #DP11-3001: This is a request to allow the modification of an approved development plan, County File #DP97-3012, to allow the reconfiguration and expansion of an existing AT&T wireless telecommunications facility. The proposed modification consists of a) two (2) new panel antennas, b) one (1) new GPS antenna, c) the replacement of one existing equipment cabinet with three (3) new equipment cabinets, d) four (4) new Radio Remote Unit, e) two (2) new surge suppression boxes, f) one (1) new faux cupola structure, g) one (1) new fiber/power conduit run, h) one (1) new fiber/power box, i) relocation of four (4) existing panel antennas, and j) the addition of Maximum Permissible Exposure striping on the roof surface of the existing building. The subject property is identified as 3201 Danville Boulevard in the Alamo area. (R-B, S-2) (GP: CO) (CT: 3452.01) (Parcel #198-010-019) SFT

DEVELOPMENT PLAN: PUBLIC HEARING

APPROVED THE ITEM ON CONSENT AS RECOMMENDED BY STAFF.

8. SPRINT PCS (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT [EBMUD] (Owner), County File #DP11-3022: The applicant requests approval to renew and modify an expired Development Plan (County File #DP00-3030) to allow the replacement and upgrade of (2) existing panel antennas, the removal and replacement of (2) existing equipment racks, the replacement and upgrade of (1) GPS antenna, the addition of (4) new remote radio units (RRUs), and the installation of new antenna cabling along an existing cable path. The subject site is located on EBMUD's Acorn Reservoir property at the end of Eagle Ridge Lane in the Blackhawk area (Parcel #203-770-003). GK

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, MARCH 19, 2012.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to the Zoning Administrator less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Friday. Advance arrangements may be made by calling (925) 674-7205.